

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

[Handwritten signature]

BLDG ADDRESS 2781 Helena St SQ. FT. OF PROPOSED BLDGS/ADDITION 6'x8'
ready built shed for garden tools

TAX SCHEDULE NO. 2945-244-35-002 SQ. FT. OF EXISTING BLDGS Storage

SUBDIVISION Helena TOTAL SQ. FT. OF EXISTING & PROPOSED (Metal Car port)
 15 1W

FILING 24 BLK 3 LOT 2 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Wanda H. Lehl NO. OF BUILDINGS ON PARCEL
 (4-1-02) Before: 1 After: 3 this Construction

(1) ADDRESS 2781 Helena USE OF EXISTING BUILDINGS Home
 UH. (4-1-02) (1) TELEPHONE 970-245-8111 *ready made shed - storage 6'x8'*

(2) APPLICANT Wanda H. Lehl DESCRIPTION OF WORK & INTENDED USE car port

(2) ADDRESS 2781 Helena TYPE OF HOME PROPOSED:
 (4-1-02) (2) TELEPHONE 970-245-8111
 Site Built Manufactured Home (UBC) *ready*
 Manufactured Home (HUD)
 Other (please specify) 6'x8' storage shed and assemble car port - metal

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-8 Maximum coverage of lot by structures 70%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES ___ NO ___
 or ___ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL Parking Req'mt _____

Maximum Height 35' Special Conditions _____

CENSUS _____ TRAFFIC _____ ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Wanda H. Lehl Date 3-29-02
(Move in 4-1-02)

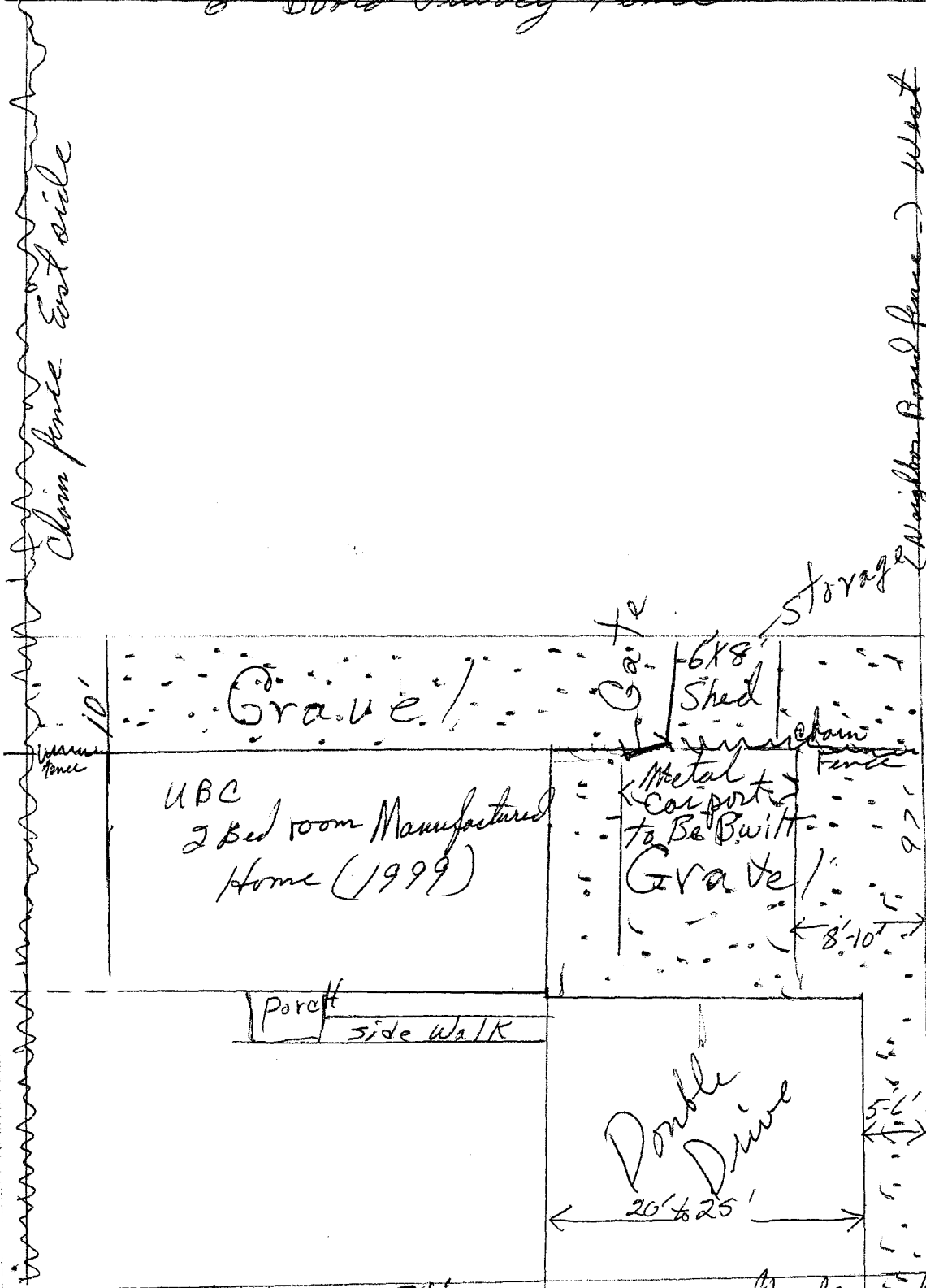
Department Approval Gayle Henderson Date 3-29-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Overholt</u>	Date	<u>3/28/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

South side
6' Board Privacy Fence



ACCEPTED Gayle S Henderson
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.
3-28-02